



## **Belmont Fire Protection District Community Development Department**

### **Automatic Fire Sprinkler Requirements**

*Pursuant to Ordinance 2011-1 of the Belmont Fire Protection District, the current requirements for automatic fire sprinkler systems are as follows:*

#### **Commercial Occupancies**

**903.2.1.1 New Construction.** When the provisions of Chapter 9 of the 2012 IFC with the 2013 State of California Fire Code Amendments do not mandate automatic fire sprinkler system protection, and when the following occupancies are of new construction and the total square footage of the new building exceeds 2,500 square feet in size, or more than one-story in height, an automatic fire sprinkler system, shall be installed: Group A, Group B, Group E, (Non-public schools), Group F, Group H, Group I, Group M, and Group S occupancies.

**903.2.1.2 Existing Construction.** An approved automatic fire sprinkler system shall be installed in all locations of existing Group A, Group B, Group E (Non-public schools), Group F, Group H, Group I, Group M, Group R Division 1 (Hotels & Motels, only) and Group S occupancies, when the total square footage of the existing building exceeds 2,500 square feet in size, or is greater than one-story in height, and one or more of the following items apply:

1. Change to a more hazardous use/occupancy.
2. When the Fire Code Official determines that an automatic sprinkler system is necessary due to emergency vehicle access, fire load, occupant load or some other reason that may hinder fire suppression efforts in the event of a fire or other perils.

# **Automatic Fire Sprinkler Requirements**

## **Residential Occupancies**

### **903.2.8.1 Group R, Division 1 and 2 Occupancies – New Construction.**

When the provisions of Part 9, Title 24, C.C.R., 2011 California Fire Code, Section 903 do not mandate automatic fire sprinkler system protection, an approved automatic fire sprinkler system shall be installed in all new Group R-1 and R-2 occupancies, when the total square footage including garages and carports, exceeds 2,500 square feet in size, or one-story in height. Installation of the sprinkler system shall conform to NFPA Standard 13R if the residential building is four stories or less in height and with the following additional protection:

1. Sprinklers shall be installed throughout garages, open attached porches, carports, large under-floor spaces that are of combustible construction, and accessible for storage use.
2. Sprinklers shall be installed throughout attic areas.

### **903.2.8.2 Group R, Division 3 Occupancies – New Construction.**

An approved automatic fire sprinkler system shall be installed in accordance with the provisions of the 2012 International Residential Code as adopted and amended by the State of California and the City of Belmont.

### **903.2.8.2(A) Group R, Division 3 Occupancies-Existing Construction.**

An approved automatic fire sprinkler system shall be installed in accordance with the provisions of the 2012 International Residential Code as adopted and amended by the State of California and the City of Belmont, when any of the following occurs:

1. The building has been demolished to the foundation.
2. Within a 36 month time period, 500 square feet of floor area is added and 50% or greater of the existing interior wall and ceiling coverings are disturbed to accommodate a renovation.

**NOTE:** *The purpose of the residential fire sprinkler systems is to provide a life safety evacuation fire suppression system for the occupants, as to increase the survivability rate during the occurrence of a residential structure fire.*